

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 21, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 21, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 14, 2013. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 14, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

PRB #	13-068	Transaction/Contract Type:	RE / Lease-Out
Origin/Client:	DOT / DOT		
Project Number:	7001-MISC-1416		
Grantee:	First Student, Inc.		
Property:	Located along New Haven Rail line adjacent to 122 Selleck St., Stamford		
Project Purpose:	Lease of vacant land, DOT Agreement No. 6.05-01(12)		
Item Purpose:	Five year lease with two-five year renewal options for approximately 15,943 ± SF of land to be used for bus parking. The agreement will require the grantee to install a suitable permanent barrier along the lease area boundary adjacent to the existing rail line which will be reviewed and approved by the Metro-North Railroad Company		

SPRB Staff reported that PRB #13-068 is a new 5 year lease agreement with First Student, Inc. for 0.366 acre which abuts a 2.06 acre parcel owned by the First Student. According to Ron Boremski, DOT Office of Rails, the prior owner, Laidlaw Transit Inc., encroached on State property when it paved the subject lease area for bus parking. Laidlaw also piped stormwater runoff onto to the main line of Metro-North. The tracks are 30 to 40 feet below the grade of the parking area.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 21, 2013

Page 2

In 2006, First Student purchased the bus parking site and has worked with DOT to resolve the storm water drainage issue by piping the storm water into the municipal system (at Bonner Street). In June 2010, the parties entered into a temporary agreement allowing First Student to use the premises. The proposed lease formalizes the temporary agreement. The lease document is a DOT standard ground lease agreement. The annual rent to be paid by the Lessee is \$52,020 (\$3.26/SF). The rental rate is based on an appraisal report prepared by Austin McGuire Company (May 2010) who estimated the value of the 0.366 acre lease parcel at \$680,000.

Board members reviewed this item on April 25, May 1 and August 22, 2013 and recommended that the lease agreement be revised to further define the Lessee's eligibility for rent abatement to be granted in exchange for improvements made to state property, and to the storm drainage system, that would improve safety conditions vis-à-vis the railroad cut and tracks in the right of way located adjacent to the leased premises. Subsequently, the parties agreed that the Lessee would received rent relief in the amount of \$35,274.22 for completed improvements and may seek an additional one-time credit from the State for additional improvements to the premises and/or abutting railroad right of way during the initial term of the lease, subject to the approval by the Board of a fully executed lease amendment.

Staff recommended approval of the item. The agreement to reimburse the Second Party is not open-ended. Any additional rent relief is limited to the initial term, and subject Board approval. The planned improvements to be completed by the Lessee are beneficial to the abutting railroad right-of-way and correct long-standing safety problems resulting from (1) the lack of an adequate barrier to prevent buses from rolling down into the cut; and (2) a storm water erosion system that drained directly off the top of the cut onto the tracks below. Staff recommended that the Board's approval include the comment that it is understood the Second Party may seek an additional one-time credit from the State of additional improvements to the Premises and/or abutting railroad right-of-way during the initial term, subject to review and approval by the State and subject to approval of a fully executed amendment to this Lease by the State Properties Review Board and the Attorney General's Office, of the State of Connecticut.

REAL ESTATE- NEW BUSINESS

PRB #	13-234	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	017-182-032		
Grantor:	Nauti-Cuts, LLC		
Property:	1174 Farmington Avenue, Bristol CT		
Project Purpose:	Widening of U. S. Route 6, Bristol and Farmington		
Item Purpose:	A partial taking of a defined easement for highway purposes totaling 507±SF, a slope easement totaling 81±SF and additional compensation for the contributory value of affected site improvements.		

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 21, 2013

Page 3

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property at 1174 Farmington Avenue, Bristol is 0.25 acres of commercially zoned land where the owner operates a hair salon. The project requires a taking of 99% interest for a defined easement for highway purposes in an area of 507 sq. ft. located; and a 10% interest in an area of 81 sq. ft. for a slope easement along the property's frontage on the southerly side of Route 6. The project impacts the lawn and landscaping.

DOT established a rate of \$15.00/SF for this taking, and proposes to pay \$7,900 to the Grantor. The estimate indicates a site value of \$163,350 for the subject 0.25 acre commercial site. The online data source Conn-Comp lists recent sales of commercial land in Bristol in the range of \$2.30 to \$57.66/SF; and in Farmington from \$2.29 to \$29.12/SF.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the Estimate of Compensation prepared by the DOT appraiser.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-241	Transaction/Contract Type: AE / Amendment #1
Project Number:	BI-CTC-437	Origin/Client: DCS/CTC
Contract:	BI-CTC-437-ARC	
Consultant:	Tecton Architects, P.C.	
Property:	Asnuntuck Community College, Enfield	
Project Purpose:	Asnuntuck Community College Renovations Project	
Item Purpose:	Contract Amendment #1 to compensate the consultant for additional design services including the completion of schematic design documents through the construction document phase as well as construction administration services, preparation of an OSTA application and the coordination of special inspections.	

Staff reported that this project initially involved the completion of pre-design study and schematic design documents for major renovations and improvements to Asnuntuck Community Technical College ("ACTC") which was originally constructed in 1969. The existing facility is comprised of one building containing 166,000 SF situated on 36.7-acres. This contract was intended to include the complete design services required for the expansion of the Manufacturing Technology Program which currently resides at ACTC. ACTC has dedicated \$1.1-Million of funding to this program as part of the overall project. The pre-design study was completed by Tecton Architects, P.C. ("TAP") in the winter of 2012 and became the basis for schematic design documents which were approved by the Department of Construction Services and ACTC in June 2013. The overall project is intended to include a re-design of the main entrance, roof replacement of the entire building area and expansion to the manufacturing program as well as limited upgrades to both the MEP and HVAC systems. The plan also includes the construction of a 3,500 GSF building addition and the complete renovation of an 11,700 GSF area for student services. This portion of

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 21, 2013

Page 4

the project will include the development of a new bookstore, student lounge, café, ADA accessible restrooms and adjacent corridor circulation. The established construction budget will remain at approximately \$9.4-Million which is consistent with the scope of the pre-design study.

Contract Amendment #1 is for Architect/Engineer Consultant Design Team Services for the completion of schematic design services and then the balance of consulting services from design development through construction administration until completion of the project. TAP will be responsible for the completion of design development documents and construction bid documents for the project scope approved by DCS. The scope of services will also include the development of an application to the Office of the State Traffic Administrator ("OSTA") and special inspections coordination. The overall compensation rate for basic services will be increased by \$840,002 from \$148,236 to \$988,238. In addition the special services for the project will increase by \$17,400 from \$294,820 to \$312,220. As such the total project fee will be increased from \$443,056 to \$1,300,458. The special services detailed in the project scope include the existing conditions survey, pre-design study, existing infrastructure assessment, survey work, geotechnical engineering and a State Traffic Commission analysis as well as the OSTA application and special inspection coordination which are being added as part of this project scope.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Special Act 05-1 Section 21(j)(4) by the State Bond Commission.

Staff recommended that the Board approve Contract Amendment #1 in the amount of \$857,402 for Tecton Architects Inc. to provide additional design related services at the Asnuntuck Community Technical College Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-068 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-231 and the approval memorandum should note that no additional rent credits from the State for additional improvements to the Premises and/or abutting railroad right-of-way can be granted without approval of a lease amendment by the State Properties Review Board. The motion passed unanimously.

PRB FILE #13-234 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #13-234. The motion passed unanimously.

PRB FILE #13-241 – Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-241. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary